

IN RE: PETITION FOR ZONING VARIANCE
NW/4 Belair Road, 25' SW of
the c/l of Perry View Road
(9546 Belair Road)
11th Election District
6th Councilmanic District
Arthur G. Magsamen, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-21-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Arthur G. and Helen P. Magsamen, and Contract Lessee, Donna L. Magsamen. The Petitioners request relief from Section 409.4.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an aisle width of 12 feet in lieu of the required 22 feet for a proposed parking lot in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Arthur G. Magsamen, property owner, represented by Ronald A. Decker, Esquire, and Kenneth S. Wells, Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 9546 Belair Road, consists of 0.2400 acres, more or less, zoned R.O., and is improved with a one and one-half story dwelling and detached garage. The Contract Lessee is desirous of converting the subject property for use as a Class A office building for an insurance agency. Testimony indicated that due to the narrow width of the lot and the location of existing improvements thereon, the requested variance is necessary in order to provide the required parking and maintain the residential character of the surrounding community. The Petitioner testified that there will be no changes to the exterior of either structure and that appropriate screening

for the dumpster will be provided. In response to the comments submitted by the Department of Traffic Engineering as to the removal of the existing garage, the Petitioner argued that the garage should remain as it provided some screening of the subject property from adjoining residential uses and that it would help maintain the residential character of the neighborhood.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of September, 1992 that the Petition for Zoning Variance requesting relief from Section 409.4.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an aisle width of 12 feet in lieu of the required 22 feet for a proposed parking lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any building permits, the Petitioner shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. Said plan shall include landscaping around the dumpster area. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any occupancy permits.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case, and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 14, 1992

(410) 887-4386

Ronald A. Decker, Esquire
Moore, Carney, Ryan and Lattanzi
4111 East Joppa Road, Suite 201
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
NW/4 Belair Road, 25' SW of the c/l of Perry View Road
(9546 Belair Road)
11th Election District - 6th Councilmanic District
Arthur G. Magsamen, et ux - Petitioners
Case No. 93-21-A

Dear Mr. Decker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Donna L. Magsamen
2817 Orchard Lake Drive, Baldwin, Md. 21013

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 9/14/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/14/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/14/92
By [Signature]

TMK:bjs

- 3 -

- 2 -



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9546 Belair Road
11th Election District which is presently zoned R.O. Class A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.4.C, (B.C.Z.R.) to permit an aisle of 12 feet in lieu of the required 22 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty Petitioner's lot is only 50 feet wide and is improved by a converted residence and a garage. The size of the lot, and the location of the structures, and the presence of a sidewalk along Perry View Road will not permit the construction of a parking lot which complies with the B.C.Z.R. and preserves the residential character of the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law for Baltimore County.

Owner/Proprietor/Lessee

Donna L. Magsamen

(Type or Print Name)

2817 Orchard Lake Drive

Baldwin MD 21013

City State Zipcode

Attorney for Petitioner

Ronald A. Decker

(Type or Print Name)

Moore, Carney, Ryan and Lattanzi

4111 East Joppa Road, Suite 201

(410) 529-4600

Baltimore, Maryland 21236

City State Zipcode

(With an attorney and/or other, under the guidance of a judge, that live are the legal owners of the property which is the subject of this Petition.)

Legal Owners

Arthur G. Magsamen

(Type or Print Name)

4817 Bart Allen Lane

Baldwin MD 21013

City State Zipcode

Helen P. Magsamen

(Type or Print Name)

4817 Bart Allen Lane

Baldwin MD 21013

City State Zipcode

Ronald A. Decker

Moore, Carney, Ryan and Lattanzi

4111 E. Joppa Road, Baltimore, MD 21236

(410) 529-4600

Baltimore, Maryland 21236

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

in following date: _____

See following date: _____

RECEIVED BY: _____

DATE: _____

KENNETH J. WELLS, INC.
Land Planners and Surveyors

Fax: 665-4208
(301) 665-3242

P.O. Box 28436
Baltimore, MD 21234

9/02/91

ZONING DESCRIPTION
9546 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point formed by the intersection of the Northwest side of Belair Road (60' wide) and the Southwest side of Perry View Road (50' wide) and being 25.00 feet Southwesterly from the centerline of Perry View Road; thence the four following courses and distances:

- 1) South 42 degrees 01 minutes 37 seconds West 50.00 feet
 - 2) North 49 degrees 13 minutes 51 seconds West 200.09 feet
 - 3) North 42 degrees 04 minutes 09 seconds East 54.54 feet
 - 4) South 47 degrees 55 minutes 51 seconds East 200.00 feet
- to the place of beginning as recorded in a deed S.M. 8666 folio 732.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variance
Petitioner: Helmut R. Magsamen
Location of property: 9546 Belair Rd. 25' SW of Perry View Rd.
Location of signs: 9546 Belair Rd. (9546) 25' SW of Perry View Rd.
Remarks: Property of Petitioner
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 9/14/92
Date of return: 9/14/92

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 7, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 6, 1992.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Computer Down

receipt

Date 7-22-92

Account: R 001 6150

PETITIONER: RONALD MAGSAMEN
4817 EAST ALLEN LANE

2817 ORCHARD LAKE RD.
BALDWIN, MD.

COMMERCIAL VARIANCE: 250.00

C.D. 6"

E.D. 11"

By: JCM

Cashier Validation

Please Make Checks Payable to Baltimore County
1600 CHESAPEAKE AVE. TOWSON, MD 21204

ORDER RECEIVED FOR FILING
Date 9/14/92
By [Signature]

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

PAID PER HAND-WRITTEN RECEIPT DATED 7/22/92

7/27/92 H9300021

PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00

LAST NAME OF OWNER: MAGSAMEN

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County
Zoning Administration & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

93-21 H9300021

PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00

LAST NAME OF OWNER: MAGSAMEN

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 8/10/92

Donna L. Magsamen
2817 Orchard Lake Drive
Baltimore, Maryland 21013

RE:
CASE #93-21-A (Item 21)
M/S Belair Road, S/W Perry View Road, 25' from c/l Perry View Road
9546 Belair Road
11th Election District - 6th Councilmanic
Petitioner(s): Arthur G. Magsamen, Helen P. Magsamen, and Donna L. Magsamen
HEARING: TUESDAY, SEPTEMBER 8, 1992 at 10:30 a.m. in Rm. 118, Old Courthouse

Dear Petitioner(s):

Please be advised that \$ 67.62 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: Ronald A. Decker, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JULY 30, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #93-21-A (Item 21)
M/S Belair Road, S/W Perry View Road, 25' from c/l Perry View Road
9546 Belair Road
11th Election District - 6th Councilmanic
Petitioner(s): Arthur G. Magsamen, Helen P. Magsamen, and Donna L. Magsamen
HEARING: TUESDAY, SEPTEMBER 8, 1992 at 10:30 a.m. in Rm. 118, Old Courthouse

Variance to permit an aisle of 12 feet in lieu of the required 22 feet.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Arthur and Helen Magsamen
Donna L. Magsamen
Ronald A. Decker, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 31, 1992

Ronald A. Decker, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road, Suite 301
Baltimore, MD 212136

RE: Item No. 21, Case No. 93-21-A
Petitioner: Arthur G. Magsamen, et ux
Petition for Variance

Dear Mr. Decker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 17th day of July, 1992

ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Arthur G. Magsamen, et ux
Petitioner's Attorney: Ronald A. Decker

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 10, 1992
Item No. 21

The Developers Engineering Division has reviewed the subject zoning item. This site is subject to the Landscape Manual requirements prior to issuance of grading or building permits.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

8/10/92 7438-92
JW

RECEIVED
AUG 11 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE
August 3, 1992

The Office of Planning and Zoning has NO COMMENTS on the following petitions:

Item No. 18 Eugene C. Salvo
Item No. 20 James & Terry Hooke
Item No. 21 Arthur & Helen Magsamen

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EMCD:EM:bjs

RECEIVED
AUG 11 1992
ZONING OFFICE

BLANKET: ITM/ZAC1

8/11/92 7421-92
JW

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: August 5, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 3, 1992

ITEM NUMBER: 21

1. The existing garage must be removed.
2. The required number of parking spaces can be provided by orienting the parking spaces in a north-south orientation.
3. It is recommended that the requested variance be denied unless the first two comments are address.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/rb

8/11/92 7435-92
JW

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 8/10/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Arthur G. And Helen P. Magsamen	21	8-3-92	no comments
DED DEPRM RP STP TE			
Fuchs Spices, U.S.A., Inc.	22		in process
DED DEPRM RP STP TE			
Susan J. Blum	23		in process
DED DEPRM RP STP TE			
Elise Boyce Kelsey, Trustee u/w Eliza Gillet Boyce Et Al	24		in process
DED DEPRM RP STP TE			
Raymond F. And Deborah D. Borsetti	25		in process
DED DEPRM RP STP TE			
Robert L. And Jeannette McElroy	26		in process
DED DEPRM RP STP TE			
Gary G. And Ilene S. Waitt	27		in process
DED DEPRM RP STP TE			
Bruce P. And India V. Curry	6		in process
DED DEPRM RP STP TE			
Herbert B. And Edith G. Querido	7		in process
DED DEPRM RP STP TE			
✓ Emma E. Hubbard	8		no comments
DED DEPRM RP STP TE			
Arthur Thomas Ward, III	9		in process
DED DEPRM RP STP TE			

COUNT 14

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
AUGUST 4, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ARTHUR G. MAGSAMEN AND HELEN P. MAGSAMEN
DONNA L. MAGSAMEN

Location: #9546 BELAIR ROAD

Item No.: +21 (JCM) Zoning Agenda: AUGUST 3, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

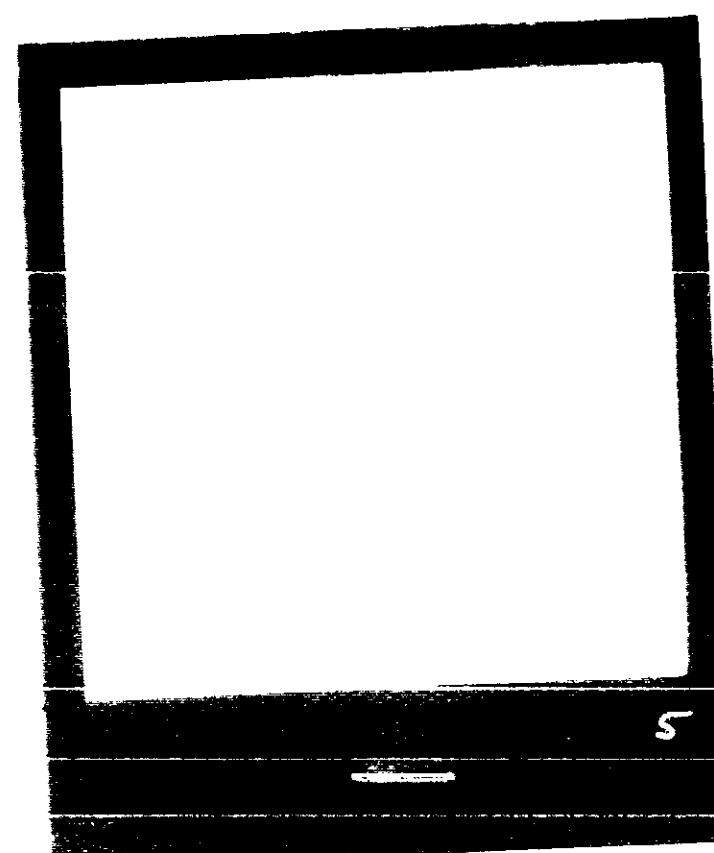
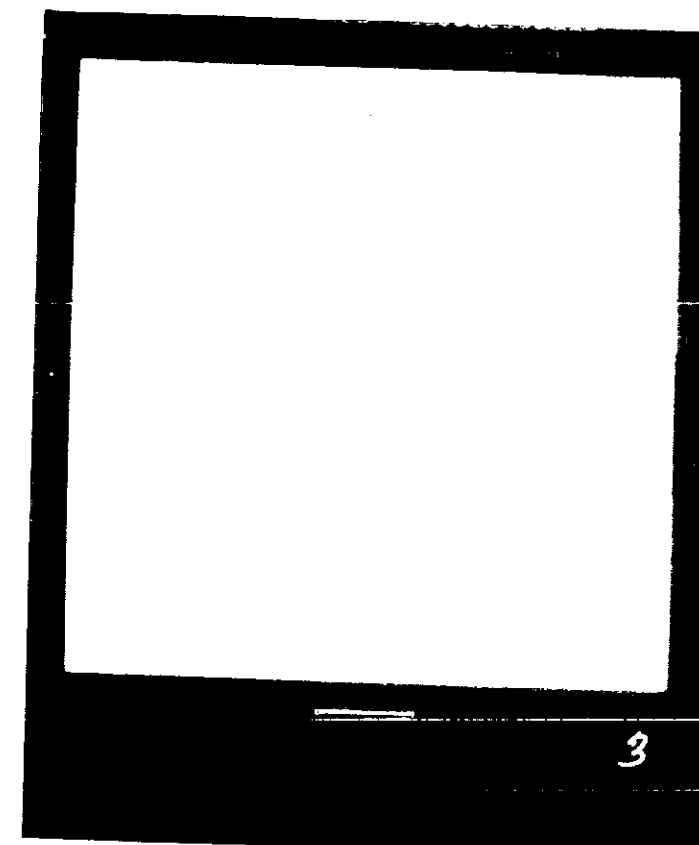
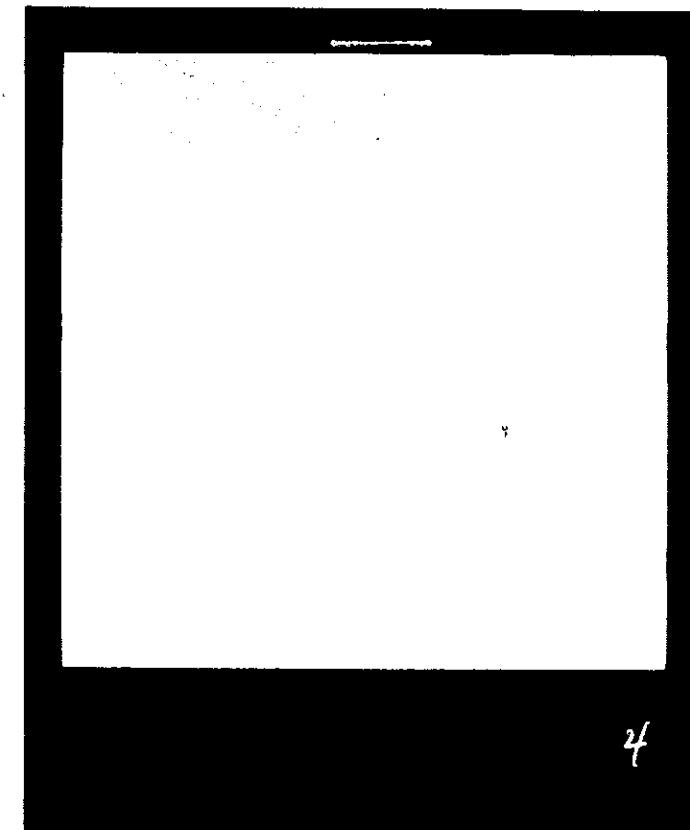
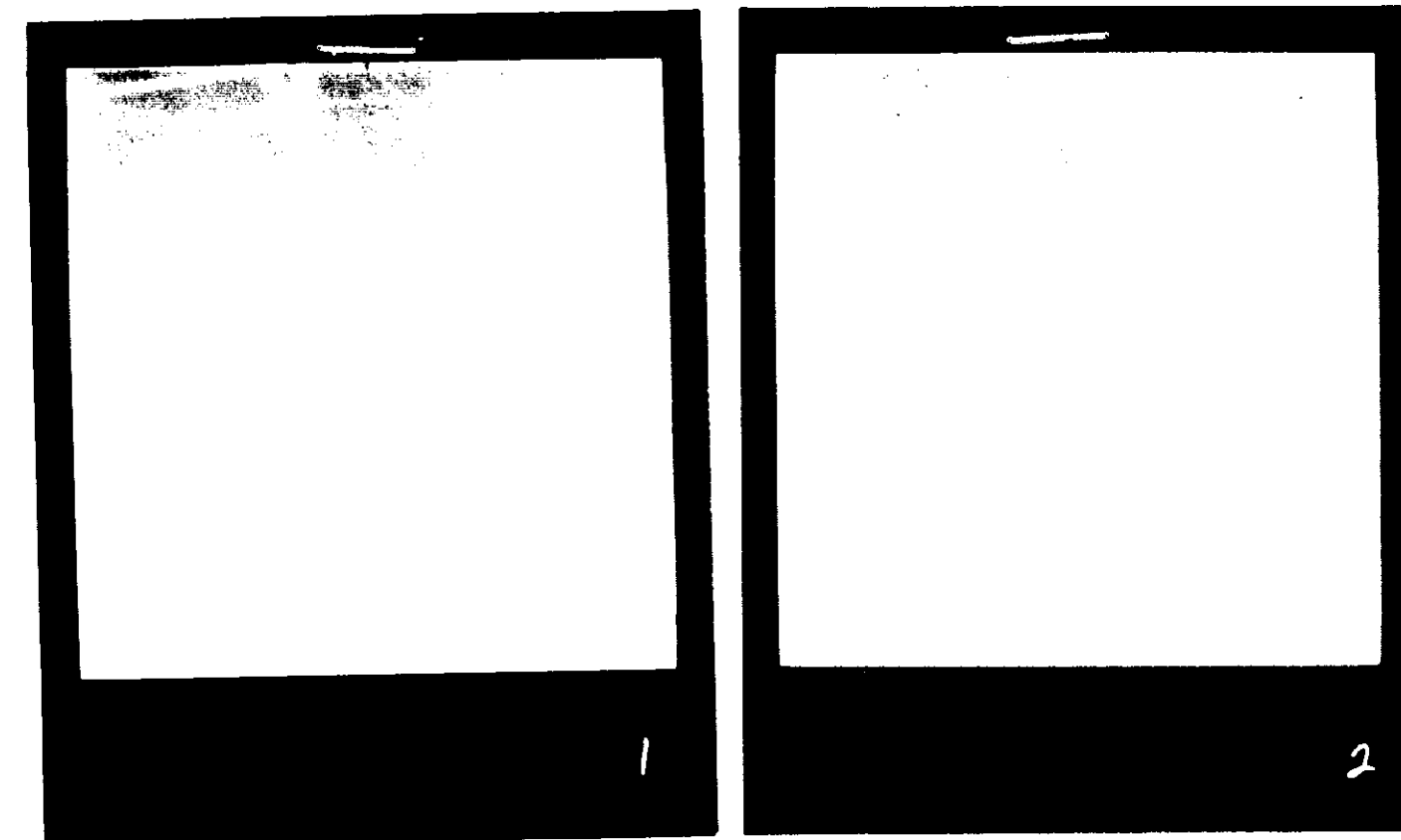
RECEIVED
AUG 10 1992
ZONING OFFICE

Department of Recreation and Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 8/13/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Theresa A. Mahlstadt			7-13-92
DED DEPRM RP STP			
COUNT 1			
✓ The Marsden Chevrolet, Inc.	15		7-27-92
RP STP			
Baltimore County General Hospital, Inc.	16		
RP STP			
John R. and Mary A. Wortman	17		
DEPRM RP STP			
Eugene C. Salvo	18		
DEPRM RP TE			
COUNT 4			
✓ Lois L. Ruckman	10		8-3-92
DED DEPRM RP STP TE			
✓ Colonial Village Company	19		
DED DEPRM RP STP TE			
✓ James W. Jr. And Terry A. Hooke	20		
DED DEPRM RP STP TE			
✓ Arthur G. And Helen P. Magsamen			
DED DEPRM RP STP TE			
✓ Fuchs Spices, U.S.A., Inc.	22		
DED DEPRM RP STP TE			
✓ Susan J. Blum	23		
DED DEPRM RP STP TE			

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>[Signature]</i>	7812 Belair Rd. Baltimore, MD 21236
<i>[Signature]</i>	211 E Joppa Rd. Baltimore, MD 21236



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Mirth / SWM
Mr. Powell / EIRD
Mr. Pilsaon / W&S
Mr. Flowers / CBCA
Mr. Fisher / Planning
Mr. Richards / Zoning
Mr. Bowling / DED
Mr. Famili / Traffic
Mr. Melew / Sanitation
Mr. Beaumont / Land Acq.
Ms. Lutz / House Mos.
Capt. Kelly / Fire Dept.
Mr. Kinser / Rec.&Parks
Mr. Brocato / SHA
Mr. Butcher / C&P

DATE: February 11, 1991

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 11C5
Project Name: 9546 Belair Road
Project No.: 91009
Engineer: Ken Wallis
Phone No.: 665-3242

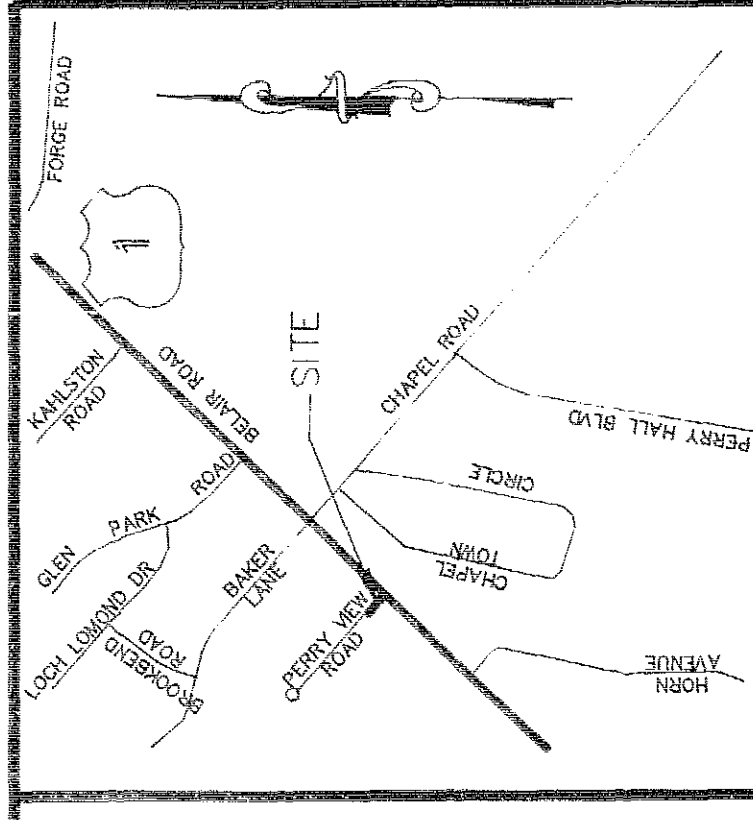
ACTION REQUESTED:
CMG Plan Review (Meeting Waived) : XX W-91-26
CMG Plan Refinement Review :
CMG Non-Material Amendment Review :
CMG Plan Approval Extension Review :
Parade/Minor CMG Plan Review :
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 3/4/91. If you have no comments or do not need to review this plan, please indicate by placing your initials here *[Signature]*

Thank you for your attention to our request.

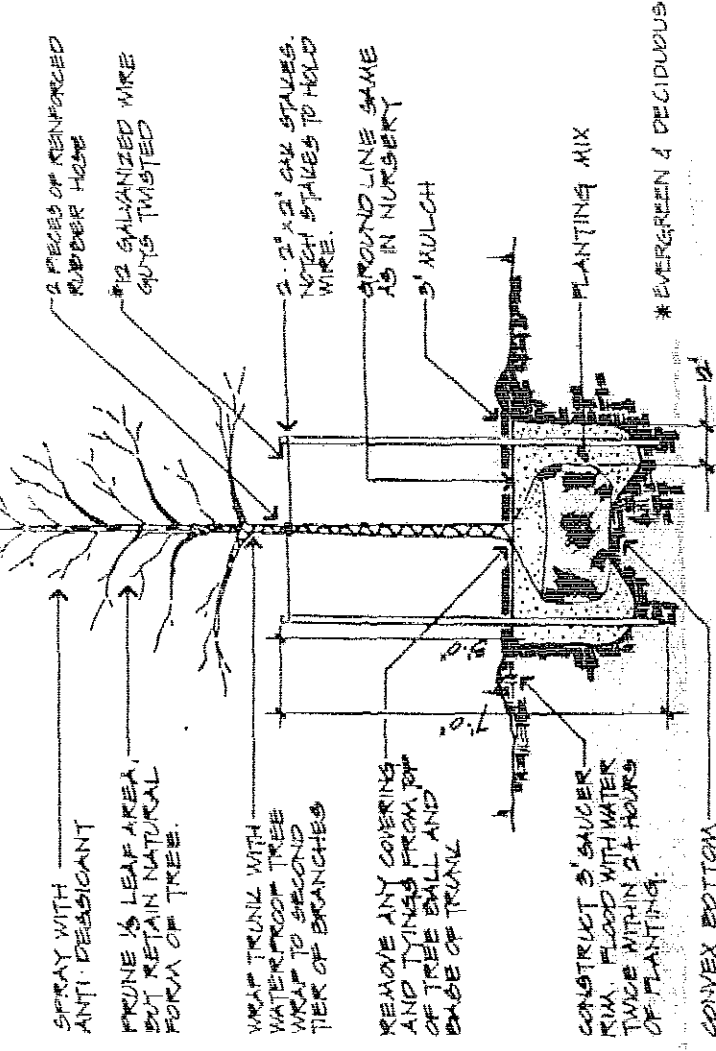
SEN:mm
cc: File

EX-103 3



GENERAL NOTES:

- OWNER: ARTHUR G. AND HELEN P. MAGSAMEN
- ADDRESS: 4817 BART ALLEN LANE BALDWIN, MD. 21013
- TELEPHONE NO.: 592-8221
- APPLICANT: DONNA L. MAGSAMEN
- APPLICANT'S ADDRESS: BALDWIN LAKE DR. BALDWIN, MD. 21013
- TELEPHONE NO.: 557-6770
- DEED REFERENCE: SN 8666/732
- TAX ACCOUNT NO.: 1103000800
- ZONED: R.O. CLASS A



PLANT LIST

KEY	QTY	BOTANICAL NAME	SIZE	COMMENTS	REMARKS
1	1	PRUNUS VERTICILLATA	2 1/2\"	2 1/2\"	2 1/2\"
2	10	EUCALYPTUS SYDOWIANA	24 30\"	HT. 24 30\"	2 1/2\"
3	10	SIBYRICA EUCALYPTUS	24 30\"	HT. 24 30\"	2 1/2\"

NOTES:

- Contractor to notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-287-7777
- The Landscape Architect is to be notified 48 hours before planting and the material is to be approved in the field by the Landscape Architect.
- This plan is to be used for planting only.
- No tree or shrub planting pits are to be left open or unattended.

LANDSCAPE PLAN
for ~
MAGSAMEN PROPERTY
9546 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 3/02/92

KJW

KENNETH J. WELLS, INC.
P.O. BOX 28436
BALTIMORE, MARYLAND
(301) 865 - 3242

LAND PLANNERS AND SURVEYORS

PLANTING DETAIL FOR TREES 1/4\"/>

LANDSCAPE CALCULATIONS
PLANTING REQUIRED AS PER CRG:
1 PL/ 40 LF ADJ. RD. = 5
1 PL/ 12 PARKING SPACES = 1
* CREDIT FOR EXIST. TREES = 2
TOTAL PLANTING REQUIRED = 4 PL

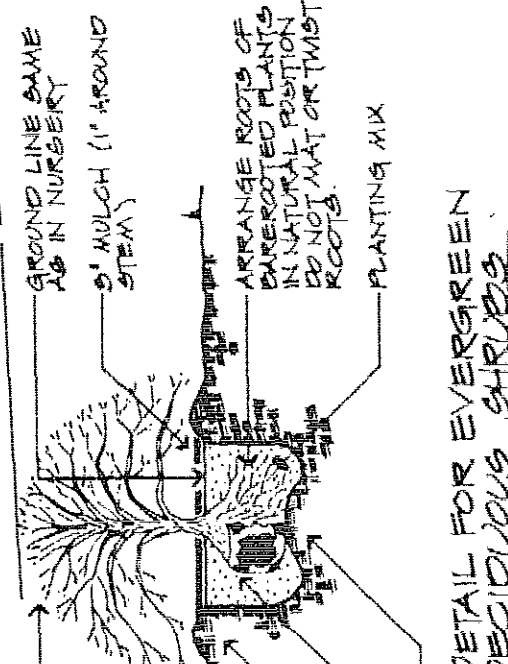
PLANTING PROVIDED:
(1) MINOR DEC. TREE = 5
(18) SHRUBS FOR SCREEN = 3.5
TOTAL PLANTING PROVIDED = 4 PL

NOTE:
* CRG PLAN SHOWS (3) PL. CREDIT FOR SAVING (4) EX. TREES HOWEVER ONLY (2) EX. TREES REMAIN THIS REPLACING THE CREDIT TO (2) PL.

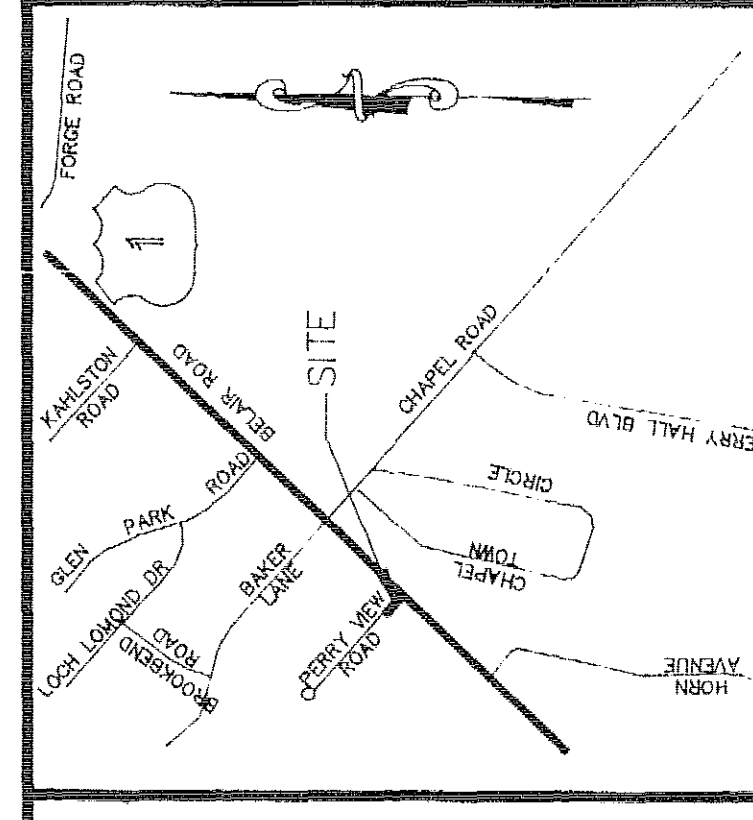
PREPARED BY:

HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 825-3865

OC 7/27/92
AFC/BJB
Sub. to
sewering plan
Dungey



PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS TREES



GENERAL NOTES:

- OWNER: ARTHUR G. AND HELEN P. MAGSAMEN
- ADDRESS: 4817 BART ALLEN LANE BALDWIN, MD. 21013
- TELEPHONE NO.: 592-8221
- APPLICANT: DONNA L. MAGSAMEN
- APPLICANT'S ADDRESS: BALDWIN LAKE DR. BALDWIN, MD. 21013
- TELEPHONE NO.: 557-6770
- DEED REFERENCE: SN 8666/732
- TAX ACCOUNT NO.: 1103000800
- ZONED: R.O. CLASS A
- AREA = 0.240 ACRES
- TYPE OF OFFICE: GENERAL (INSURANCE)
- HOURS OF OPERATION: 9:00am to 7:00pm
- MAXIMUM NUMBER OF EMPLOYEES: 3
- FLOOR AREA:
FIRST FLOOR: 156 SQ. FT.
SECOND FLOOR: 94 SQ. FT.
BASEMENT: TO REMAIN VACANT
- WATERSHED: #6
- SEWER TRACT: 414.03
- ELECTION DISTRICT: 11
- REGIONAL PLANNING DISTRICT: 317A
- COUNCILMANIC DISTRICT: 6
- WATER SERVICE: 59-26
- C.R. WATERING: 11/7/91
- PREVIOUS PERMITS: NONE
- PARKING SPACES REQUIRED: 3.3 SPACES/1000 SQ. FT. FLOOR AREA
TOTAL: 1697/1000 x 3.3 = 6 SPACES
TOTAL: 5 SPACES (3 IN GARAGE) 9x8
AND CONCRETE WHEEL STOPS TO BE INSTALLED AT THE END OF EACH PARKING SPACE.
- PROPOSED PARKING LOT TO BE SURFACED WITH MACADAM
- 30' ZONING HISTORY - AGRE

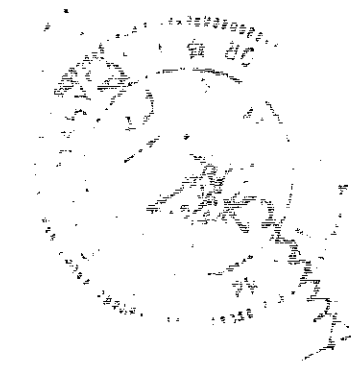
NOTES:

- 1) WATERHED: #6
- 2) SEWER TRACT: 414.03
- 3) ELECTION DISTRICT: 11
- 4) REGIONAL PLANNING DISTRICT: 317A
- 5) COUNCILMANIC DISTRICT: 6
- 6) WATER SERVICE: 59-26
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- 10) PROPOSED PARKING LOT TO BE SURFACED WITH MACADAM
- 11) 30' ZONING HISTORY - AGRE

93.21-A

PLAN TO ACCOMPANY
A PETITION FOR A
ZONING VARIANCE

MAGSAMEN PROPERTY @ 21
9546 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 3/02/92

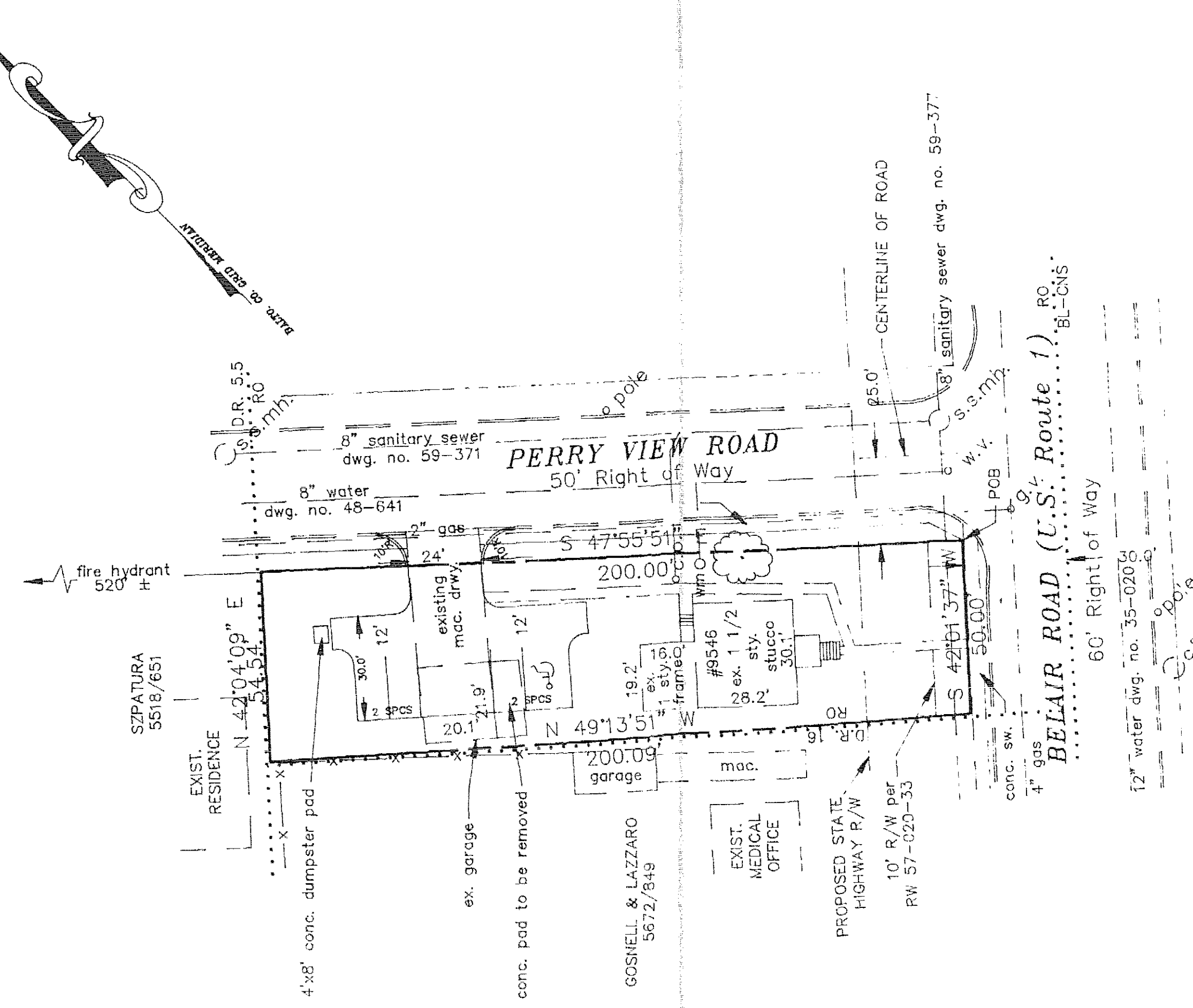
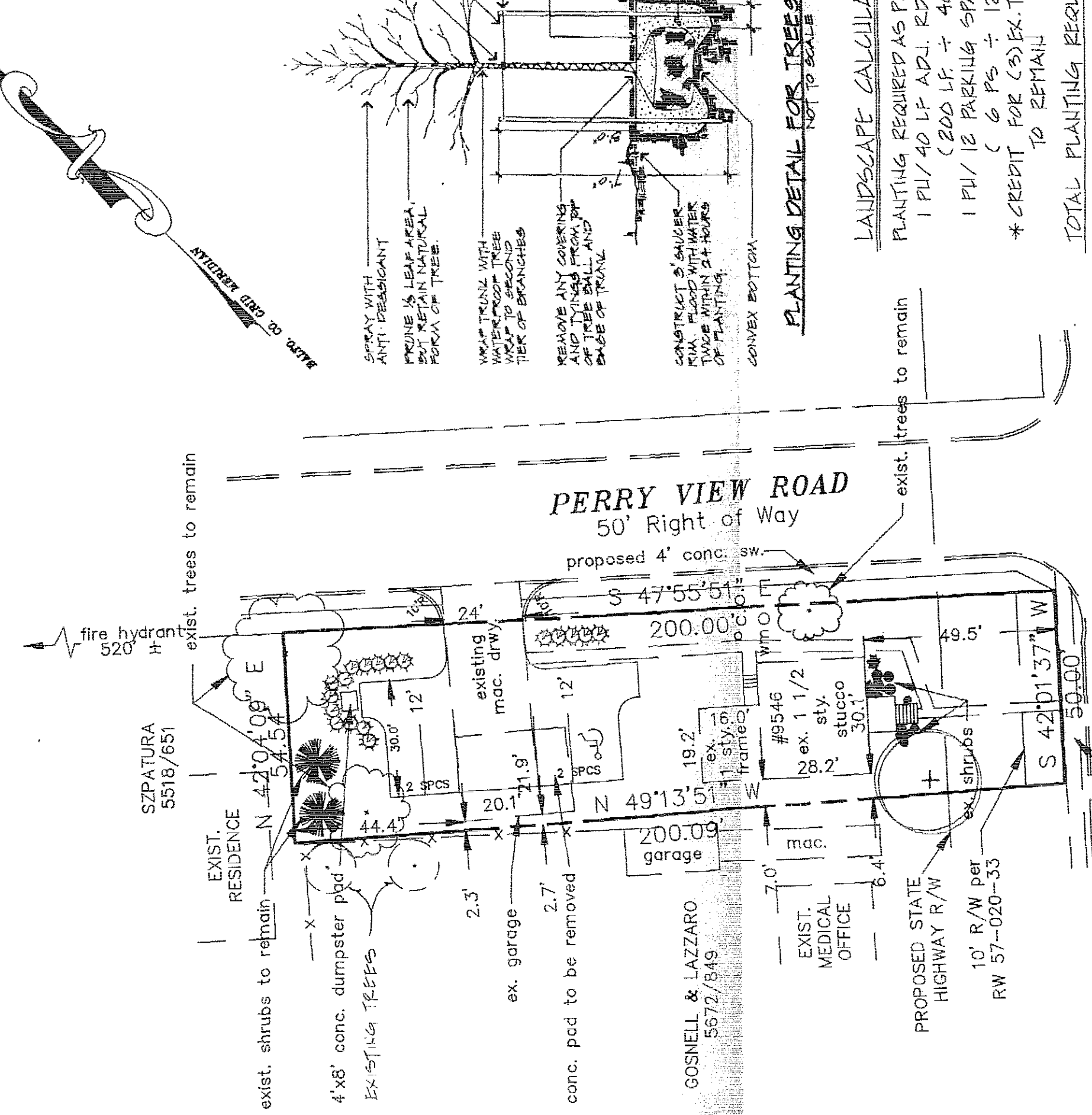


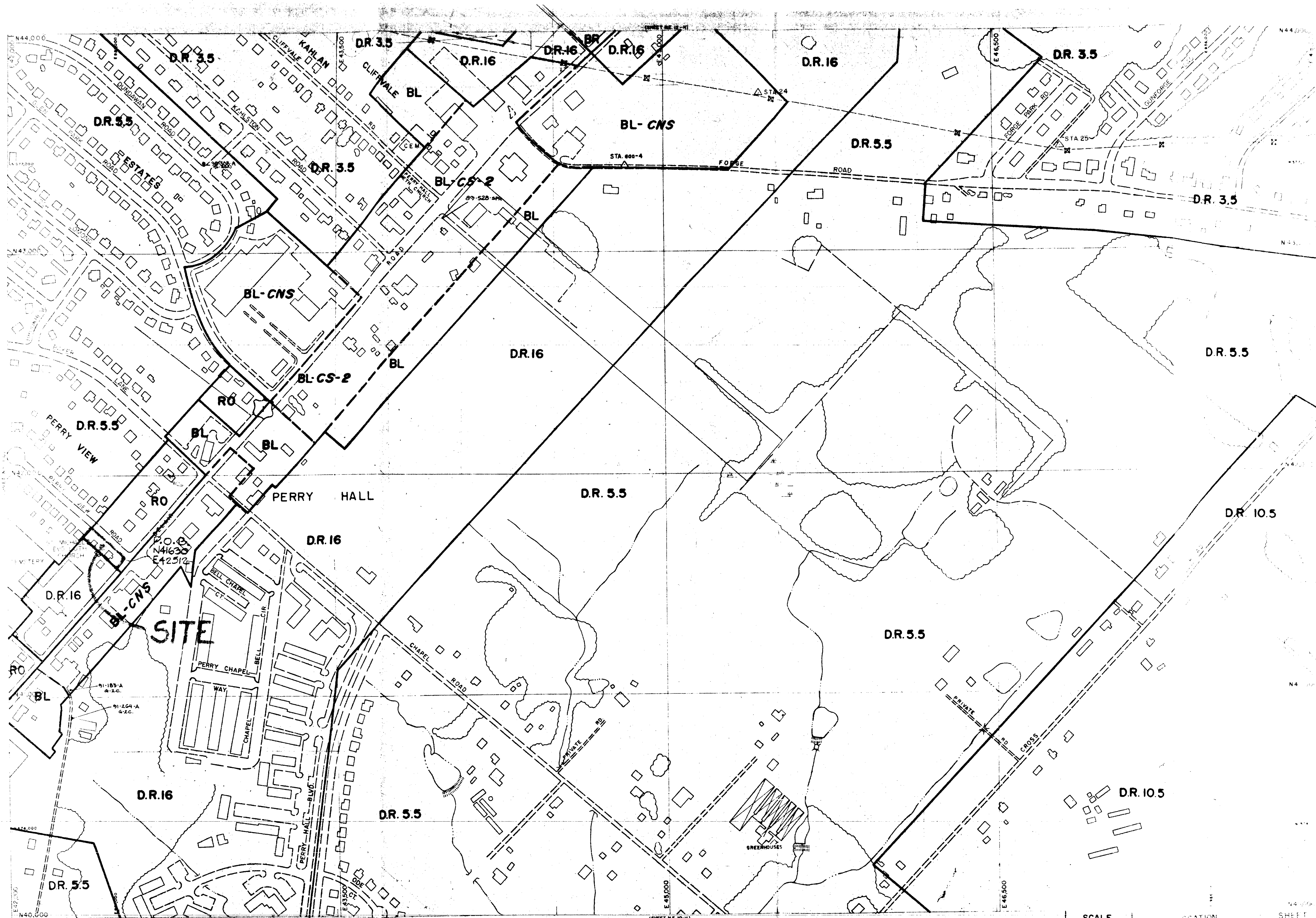
KENNETH J. WELLS, INC.
P.O. BOX 28436
BALTIMORE, MARYLAND
(301) 865 - 3242

LAND PLANNERS AND SURVEYORS

PETITIONER'S
EXHIBIT 1

VARIANCES REQUESTED:
SECTION 409.4.G TO ALLOW A 12' FOOT ASIDE IN LIEU OF THE
REQUIRED 12 FEET FOR 90 DEGREE PARKING





Q - SW
M - NW

Q - SE
M - NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
MD Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PERRY HALL

VICINITY

SHEET

NE

93-21-A